

WARRANTY DEED

MTC 34045 KR

KNOW ALL MEN BY THESE PRESENTS, That Arnold Borgfeldt and Nora W. Borgfeldt, as tenants by the entirety and Gary Wehr and Marlene Wehr as tenants by the entirety, each as to an^{ss} hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by _____, hereinafter called David W. Reed the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, the certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lots 2, 3, and 4 in Block 23 of North Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

**an undivided 1/2 interest

MOUNTAIN TITLE COMPANY

"This instrument will not allow use of the property described in this instrument in violation of applicable land use laws and regulations. Before signing or accepting this instrument, the person acquiring fee title to the property should check with the appropriate city or county planning department to verify approved uses and to determine any limits on lawsuits against farming or forest practices as defined in ORS 30.930."

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple and the above granted premises, free from all encumbrances except those of record and apparent upon the land, if any, as the date of this deed and that grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 177,000.00. ~~However, the actual consideration paid for this transfer, stated in terms of dollars, is \$ 177,000.00. The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 177,000.00. The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 177,000.00.~~

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 16th day of March, 19 95; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

STATE OF OREGON,
County of Klamath) ss.
March 16, 1995

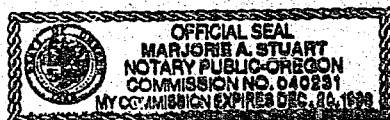
Personally appeared the above named
Arnold Borgfeldt and Nora W. Borgfeldt
and Gary Wehr and Marlene Wehr

Arnold Borgfeldt
Arnold Borgfeldt
Nora W. Borgfeldt
Nora W. Borgfeldt
Gary Wehr
Gary Wehr
Marlene Wehr
Marlene Wehr

_____ and acknowledged the foregoing instrument
to be their _____ voluntary act and deed.

Before me:

Marjorie A. Stuart
Notary Public for Oregon
My commission expires: 12/20/98



STATE OF OREGON, County of _____) ss.
The foregoing instrument was acknowledged before me this
_____, 19____, by _____,
_____, president, and by _____,
_____, secretary of _____

a _____ corporation, on behalf of the corporation.

Notary Public for Oregon _____ (SEAL)
My commission expires: _____

Arnold Borgfeldt, et al
217 Pine Street
Klamath Falls, OR 97601
GRANTOR'S NAME AND ADDRESS

David W. Reed
9630 Hill Road
Klamath Falls, OR 97603-9717
GRANTEE'S NAME AND ADDRESS

After recording return to:
David W. Reed
9630 Hill Road
Klamath Falls, OR 97603-9717
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

David W. Reed
9630 Hill Road
Klamath Falls, OR 97603-9717
NAME, ADDRESS, ZIP

STATE OF OREGON, _____ ss.

County of Klamath
I certify that the within instrument was
received for record on the 24th
day of March, 19 95,
at 11:00 o'clock A M., and recorded
in book M95 on page 6955 or as
file/reel number 96811.
Record of Deeds of said county.
Witness my hand and seal of County
affixed.

Bernetha G. Letsch, County Clerk

Spence F. Lutz - Recording Officer
Deputy

Fee \$30.00